

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
Selected Estimates (Contract Items) and their Standard Errors (SEs)

CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
ALL HOUSING UNITS	3,208,587	7,182.37	3,005,318	9,466.42	203,269	6,735.37	6.34	0.22
By Structure Classification								
Multiple dwelling units								
Old law tenement(built before 1901)	247,646	11,883.42	224,981	11,058.57	22,665	2,502.01	9.15	0.92
New law tenement (built 1901-1929)	652,821	18,480.09	614,701	17,695.17	38,119	3,017.14	5.843	0.44
Multiple built after 1929 (including public housing)	943,830	21,393.23	885,158	20,452.69	58,672	3,858.40	6.223	0.40
Apartment hotel built before 1929	18,962	3,535.59	15,935	3,076.04	3,026	1,046.23	15.96	5.01
One-two family converted to apartments	139,402	8,825.81	127,142	8,173.39	12,259	1,770.55	8.79	1.16
Tenement building used for single room occupancy	6,777	2,165.53	5,806	1,863.97	971	419.92	14.33	4.14
One-two family converted to rooming house	15,924	2,938.87	14,199	2,686.92	1,725	603.43	10.83	3.13
Miscellaneous Class B structure	5,368	1,898.19	5,182	1,833.27	188	185.39	3.5045	3.25
One or two family house	894,427	16,569.81	852,736	15,994.59	41,691	3,000.54	4.66	0.34
By Tenure								
Renters	2,084,769	18,225.51	2,023,504	18,124.05	61,265	3,562.75	2.94	0.17
Owners	997,003	16,273.99	981,814	16,095.98	15,189	1,851.80	1.52	0.19

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By Sub-borough								
Bronx (10)								
1	44,125	5,368.68	41,714	5,121.25				
2	49,732	5,565.77	44,489	5,148.34				
3	45,762	5,472.35	42,784	5,171.37				
4	44,247	5,320.76	41,959	5,084.86				
5	45,984	5,493.89	43,408	5,220.20				
6	51,966	5,584.61	49,580	5,357.74				
7	65,986	6,423.87	63,259	6,186.72				
8	49,956	5,463.61	48,867	5,361.12				
9	41,283	5,243.08	37,917	4,883.05				
10	51,966	5,640.42	48,900	5,362.56				
Brooklyn (18)								
1	55,000	5,774.64	51,449	5,455.37				
2	50,252	5,528.94	47,131	5,229.00				
3	48,313	5,534.70	44,709	5,166.70				
4	40,426	5,204.19	37,367	4,878.64				
5	48,425	5,715.06	47,055	5,578.02				
6	47,687	5,677.03	43,908	5,333.68				

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7	46,978	5,563.35	43,308	5,199.51				
8	50,894	5,595.27	45,659	5,184.54				
9	42,457	5,225.46	40,283	5,015.23				
10	53,282	5,822.88	49,802	5,509.59				
11	66,672	6,567.62	63,857	6,371.79				
12	49,370	5,731.57	48,312	5,629.88				
13	48,173	5,719.88	46,171	5,514.65				
14	58,410	6,184.98	54,955	5,885.34				
15	61,460	6,175.88	59,843	6,038.04				
16	43,169	5,259.42	41,391	5,102.10				
17	52,101	5,625.48	49,010	5,352.60				
18	67,017	6,537.85	65,347	6,410.57				
Manhattan (10)								
1	72,726	6,937.67	65,097	6,395.01				
2	74,735	6,879.09	70,021	6,532.20				
3	76,626	7,151.53	66,549	6,380.95				
4	95,955	7,735.75	82,127	6,849.49				
5	119,679	8,387.85	108,870	7,799.93				
6	135,015	8,948.26	119,827	8,142.92				

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7	53,317	5,942.25	50,335	5,696.73				
8	52,663	5,813.03	44,005	5,146.63				
9	43,972	5,421.25	41,282	5,187.34				
10	74,172	6,862.84	71,957	6,707.50				
Queens (14)								
1	78,229	6,911.33	74,040	6,587.85				
2	50,469	5,622.90	47,675	5,373.00				
3	54,549	5,804.65	53,239	5,653.62				
4	45,181	5,380.28	43,090	5,183.07				
5	67,062	6,333.65	63,706	6,066.31				
6	55,460	5,879.39	52,997	5,659.37				
7	94,387	7,598.68	90,448	7,306.99				
8	59,849	6,157.49	57,549	5,956.64				
9	47,320	5,463.62	44,884	5,256.10				
10	43,037	5,027.84	41,277	4,859.18				
11	46,673	5,405.74	45,198	5,246.45				
12	73,123	6,426.56	71,036	6,291.00				
13	63,808	5,974.80	60,635	5,757.10				
14	41,559	5,243.26	37,960	4,927.29				

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CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
Staten Island (3)								
1	62,051	5,231.87	56,907	4,933.65				
2	46,686	4,870.37	45,002	4,716.80				
3	59,195	5,020.92	57,168	4,890.82				
ALL RENTAL HOUSING UNITS								
By Borough								
Bronx	371,085	6,785.83	358,885	6,748.74	12,200	1,597.01	3.29	0.43
Brooklyn	645,147	9,487.46	627,536	9,437.54	17,612	1,915.70	2.73	0.31
Manhattan	579,880	9,495.24	557,491	9,475.71	22,389	2,192.48	3.86	0.38
Queens	430,864	9,602.89	423,206	9,541.65	7,658	1,198.18	1.78	0.29
Staten Island	57,793	3,706.06	56,386	3,610.62	1,407	479.84	2.43	0.89

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By Sub-borough								
Bronx (10)								
1	40,312	5,000.92	39,383	4,909.00				
2	42,462	4,982.58	40,798	4,812.92				
3	40,640	5,064.26	39,554	4,941.18				
4	42,422	5,139.05	41,043	5,005.03				
5	41,451	5,100.90	39,965	4,967.75				
6	34,413	4,358.05	33,571	4,286.19				
7	51,145	5,422.50	49,515	5,256.39				
8	15,948	2,689.40	15,277	2,582.42				
9	28,291	4,205.88	26,772	4,032.18				
10	34,000	4,236.80	33,008	4,120.65				
Brooklyn (18)								
1	44,261	4,877.71	42,537	4,732.46				
2	33,560	4,324.28	31,976	4,120.80				
3	37,288	4,490.63	36,265	4,366.25				
4	34,000	4,553.48	32,178	4,351.60				
5	36,600	4,788.09	35,989	4,713.55				
6	32,142	4,408.94	30,761	4,265.36				

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7	32,152	4,181.21	31,485	4,107.81				
8	38,594	4,740.26	37,333	4,632.87				
9	35,525	4,736.66	34,107	4,578.54				
10	31,978	4,118.29	30,263	4,020.45				
11	46,394	4,995.46	45,524	4,929.98				
12	34,683	4,638.27	34,507	4,612.87				
13	31,995	4,332.44	31,201	4,230.02				
14	44,440	5,260.09	44,044	5,224.10				
15	34,674	4,124.77	34,274	4,084.98				
16	33,428	4,422.81	33,410	4,422.57				
17	35,017	4,362.98	33,733	4,217.39				
18	28,416	3,560.62	27,949	3,532.62				
Manhattan (10)								
1	48,789	5,641.72	46,793	5,486.80				
2	59,891	6,041.30	58,650	5,939.16				
3	53,663	5,871.71	50,256	5,586.49				
4	62,368	5,975.47	59,669	5,772.26				
5	80,731	6,800.70	77,195	6,584.57				
6	83,647	6,925.93	79,630	6,677.63				

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7	45,417	5,376.95	44,664	5,296.65				
8	39,042	4,862.34	36,930	4,635.63				
9	38,699	5,038.32	37,029	4,888.16				
10	67,633	6,499.55	66,675	6,431.59				
Queens (14)								
1	61,045	5,836.16	59,859	5,768.11				
2	35,349	4,352.50	34,549	4,293.19				
3	34,394	4,179.80	34,088	4,134.24				
4	32,235	4,153.01	31,876	4,105.38				
5	36,529	4,304.28	35,961	4,256.17				
6	29,789	4,152.76	29,789	4,152.76				
7	47,016	4,879.49	45,559	4,781.42				
8	30,012	4,346.06	28,878	4,204.77				
9	27,260	3,648.53	26,622	3,570.88				
10	15,948	2,556.87	15,516	2,530.97				
11	13,063	2,433.88	13,063	2,433.88				
12	30,062	3,812.63	29,484	3,749.49				
13	15,940	2,430.90	15,940	2,430.90				
14	22,223	3,672.78	22,022	3,660.11				

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Staten Island (3)								
1	24,738	3,376.27	23,976	3,267.87				
2	16,845	2,574.70	16,661	2,534.15				
3	16,210	2,062.91	15,749	2,023.94				
By Rent Control Status								
Controlled			59,324	3,613.23				
Stabilized - Total	1,013,954	19,562.12	988,393	19,215.72	25,561	2,323.66	2.52	0.24
Stabilized - Built pre-1947	773,672	18,055.08	752,130	17,676.95	21,542	2,169.87	2.78	0.29
Stabilized - Built 1947 or later	240,282	11,514.74	236,263	11,372.72	4,019	852.84	1.67	0.39
Mitchell Lama	65,190	6,479.42	63,818	6,350.63	1,372	494.66	2.10	0.76
Public Housing	178,075	10,812.34	174,490	10,628.31	3,585	806.49	2.01	0.46
All Other Rental Housing	768,226	15,091.47	737,479	14,680.11	30,747	2,603.35	4.00	0.33

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By Contract Rent								
Contract Rent for Occupied Units and Asking Rent for Vacant Units								
less than \$300	175,673	8,034.81	174,691	7,979.37	983	431.70	0.56	0.24
\$300 to \$499	228,666	7,542.85	223,406	7,384.42	5,260	1,027.27	2.30	0.46
\$500 to \$599	227,395	7,298.68	225,023	7,255.60	2,372	701.35	1.04	0.32
\$600 to \$799	558,228	11,622.18	546,222	11,441.95	12,006	1,514.15	2.15	0.27
\$800 to \$999	374,392	9,241.33	360,692	9,069.74	13,701	1,675.67	3.66	0.46
\$1,000 to \$1,499	287,035	8,542.94	275,229	8,365.66	11,806	1,496.58	4.11	0.54
\$1,500 to \$1,999	87,386	4,663.34	82,402	4,508.37	4,984	953.70	5.70	1.07
\$2,000 to \$2,499	46,129	3,311.78	41,796	3,113.50	4,333	888.74	9.39	1.81
\$2,500 or more	54,880	4,275.04	49,059	3,980.13	5,821	1,122.54	10.61	1.88
Dilapidated Units	11,458	2,058.42	11,458	2,058.42	0	0		
With 3 or more maintenance deficiencies out of 7			286,789	8,272.03				
Boarded up structure (observed)	181,139	8,710.23	175,453	8,480.33	5,686	1,176.30		
Household opinion of poor quality of residential structures in neighborhood			93,486	4,588.69				
Four or more heating breakdowns			114,255	5,144.34				
Two or more building condition problems	75,229	5,783.08	73,080	5,640.98	2,148	667.41		
Renter households of 1.51 or more persons per room			79,525	4,235.20				

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Income by Category								
less than \$10,000			375,183	9,356.35				
\$10,000 to \$19,999			321,687	7,729.88				
\$20,000 to \$29,999			257,046	6,904.50				
\$30,000 to \$39,999			248,476	6,779.39				
\$40,000 to \$49,999			190,771	5,886.80				
\$50,000 to \$74,999			312,917	7,584.04				
\$75,000 to \$99,999			139,200	5,055.83				
\$100,000 to \$149,999			104,267	4,526.83				
\$150,000 to \$199,999			34,433	2,572.09				
\$200,000 or more			39,523	2,984.24				
<i>Below 100% of Poverty Level</i>								
By Borough								
Bronx			114,801	4,912.67				
Brooklyn			155,979	5,870.58				
Manhattan			105,580	5,294.54				
Queens			65,521	3,816.73				
Staten Island			12,674	1,846.57				

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By Rent Control Status								
Total Renter Occupied			454,555	10,227.78				
Controlled			14,584	1,646.82				
Stabilized - Total			204,386	7,207.46				
Stabilized - Built pre-1947			167,548	6,698.44				
Stabilized - Built 1947 or later			36,838	3,145.96				
Mitchell Lama			16,844	2,386.76				
Public Housing			87,010	6,184.00				
All Other Rental Housing			131,731	5,843.80				
By Race and Ethnicity with other Hispanics as a Separate Group								
White, Non-Hispanic			107,880	4,868.27				
Black/African-American, non-Hispanic			125,386	5,548.55				
Puerto Rican			86,806	4,541.34				
Other Spanish/Hispanic			90,360	4,521.44				
Asian or Pacific Islander			40,592	3,136.64				
American Indian, Aluet, or Eskimo			1,425	494.38				
Two or More Races			2,107	613.54				

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<i>Households Receiving Public Assistance</i>								
By Borough								
Bronx			91,959	4,599.39				
Brooklyn			115,903	5,105.23				
Manhattan			55,274	3,934.40				
Queens			43,677	3,292.11				
Staten Island			5,648	1,145.07				
By Rent Control Status								
Total Renter Occupied			312,460	8,651.38				
Controlled			5,651	1,063.29				
Stabilized - Total			145,280	6,218.10				
Stabilized - Built pre-1947			115,317	5,623.85				
Stabilized - Built 1947 or later			29,962	2,953.62				
Mitchell Lama			12,009	1,961.44				
Public Housing			63,015	4,753.65				
All Other Rental Housing			86,506	4,769.23				

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By Race and Ethnicity with other Hispanics as a Separate Group								
White, Non-Hispanic			63,258	3,908.76				
Black/African-American, non-Hispanic			86,462	4,370.06				
Puerto Rican			79,268	4,148.54				
Other Spanish/Hispanic			64,950	3,741.98				
Asian or Pacific Islander			16,800	1,892.14				
American Indian, Aluet, or Eskimo			236	193.46				
Two or More Races			1,485	518.75				
The number of households with householder 62 years or older in regulated units with income of households less than \$15,000, with contract rent to income ratio of 33% or more, who are not receiving public assistance			103,050	4,817.56				
Households with gross rent-income ratio in excess of 30%			888,415	12,780.42				
Households with gross rent-income ratio in excess of 50%			488,210	9,612.60				
Households with contract rent-Income ratio in excess of 30%			795,688	12,127.90				
Households with contract rent-income ratio in excess of 50%			428,738	9,136.35				

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ALL OWNER HOUSING UNITS								
Conventional Home	639,659	13,045.47	632,921	12,959.38	6,738	1,306.46	1.05	0.20
State/city Assisted Coop	51,041	5,604.04	50,252	5,518.57	790	369.89	1.70	0.83
Private Coop	240,878	10,632.85	235,165	10,435.56	5,711	1,081.76	2.32	0.44
Private Condominium	65,427	5,378.42	63,477	5,240.70	1,950	665.08	2.99	0.94
Income by Category								
less than \$10,000			66,025	3,641.84				
\$10,000 to \$19,999			89,831	4,114.33				
\$20,000 to \$29,999			81,638	3,962.79				
\$30,000 to \$39,999			79,836	3,821.15				
\$40,000 to \$49,999			84,735	3,872.60				
\$50,000 to \$74,999			196,450	6,222.16				
\$75,000 to \$99,999			134,116	4,979.11				
\$100,000 to \$149,999			142,015	5,255.31				
\$150,000 to \$199,999			52,082	3,124.98				
\$200,000 or more			55,086	3,540.34				
<i>Below 100% of Poverty Level</i>								

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By Borough								
Bronx			8,190	1,314.97				
Brooklyn			24,733	2,170.22				
Manhattan			10,981	1,722.14				
Queens			22,171	1,914.33				
Staten Island			4,791	888.17				
By Control Status								
Total Owner Occupied			70,865	3,722.67				
Homeowner			44,823	2,896.82				
Condominium			2,502	675.26				
Cooperative-Private			17,741	1,897.05				
Cooperative-Mitchell Lama			5,799	1,360.38				

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By Race and Ethnicity with other Hispanics as a Separate Group								
White, Non-Hispanic			41,539	2,881.87				
Black/African-American, non-Hispanic			13,696	1,629.58				
Puerto Rican			2,986	724.39				
Other Spanish/Hispanic			4,341	875.41				
Asian or Pacific Islander			7,567	1,322.50				
American Indian, Aluet, or Eskimo			570	330.60				
Two or More Races			166	182.41				
<i>Households Receiving Public Assistance</i>								
By Borough								
Bronx			6,657	1,225.39				
Brooklyn			12,083	1,500.78				
Manhattan			4,644	976.28				
Queens			13,012	1,548.10				
Staten Island			4,555	886.44				

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
Selected Estimates (Contract Items) and their Standard Errors (SEs)

CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
By Control Status								
Total Owner Occupied			40,950	2,808.82				
Homeowner			28,507	2,316.09				
Condominium			557	324.71				
Cooperative-Private			9,439	1,413.08				
Cooperative-Mitchell Lama			2,447	740.95				
By Race and Ethnicity with other Hispanics as a Separate Group								
White, Non-Hispanic			14,940	1,695.02				
Black/African-American, non-Hispanic			12,019	1,560.38				
Puerto Rican			3,985	863.39				
Other Spanish/Hispanic			3,999	815.57				
Asian or Pacific Islander			5,824	1,065.94				
American Indian, Aluet, or Eskimo			184	185.66				
Two or More Races								

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
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CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
TOTAL POPULATION IN HOUSING UNITS								
By Borough								
Bronx			1,313,014	17,200.51				
Brooklyn			2,452,478	28,007.05				
Manhattan			1,511,478	18,414.23				
Queens			2,219,003	22,756.32				
Staten Island			448,605	9,465.61				
By Rent Control Status								
Total Renter Occupied			5,180,549	53,708.22				
Controlled			102,976	6,212.47				
Stabilized - Total=			2,440,479	50,941.58				
Stabilized - Built pre-1947			1,911,473	47,613.84				
Stabilized - Built 1947 or later			529,006	26,163.27				
Mitchell Lama			157,285	16,204.79				
Public Housing			463,646	27,084.32				
All Other Rental Housing			2,016,163	41,775.28				

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
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CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
By Race and Ethnicity with other Hispanics as a Separate Group								
White, Non-Hispanic			2,926,866	44,461.61				
Black/African-American, non-Hispanic			1,974,837	42,898.95				
Puerto Rican			730,121	21,820.51				
Other Spanish/Hispanic			1,325,481	34,757.05				
Asian or Pacific Islander			905,847	29,492.43				
American Indian, Aluet, or Eskimo			15,059	2,654.51				
Two or More Races			66,365	5,633.95				
By Sub-borough								
Bronx (10)								
1			124,650	14,737.03				
2			120,721	13,658.89				
3			128,824	15,131.70				
4			134,952	15,248.00				
5			119,024	14,223.16				
6			119,525	12,820.62				
7			183,135	16,624.61				
8			113,494	11,894.29				

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
Selected Estimates (Contract Items) and their Standard Errors (SEs)

CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
9			111,925	13,997.57				
10			156,764	15,564.23				
Brooklyn (18)								
1			160,087	18,730.64				
2			100,923	11,003.89				
3			114,853	12,802.66				
4			116,637	14,692.61				
5			141,652	16,641.80				
6			105,235	12,668.91				
7			132,477	16,095.43				
8			118,737	14,714.24				
9			110,457	13,960.05				
10			123,955	13,733.69				
11			181,205	17,619.57				
12			161,258	19,739.93				
13			108,028	12,521.50				
14			162,782	17,764.04				
15			163,376	16,540.34				
16			112,475	14,481.35				
17			144,106	16,312.16				
18			194,235	18,854.05				

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
Selected Estimates (Contract Items) and their Standard Errors (SEs)

CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
Manhattan (10)								
1			119,253	10,913.39				
2			187,647	15,493.22				
3			117,481	10,407.18				
4			137,903	10,947.89				
5			207,646	14,433.09				
6			221,736	14,654.14				
7			131,562	13,698.35				
8			99,758	11,065.15				
9			101,030	11,649.44				
10			187,461	16,283.39				
Queens (14)								
1			178,969	15,431.92				
2			127,690	15,077.02				
3			165,774	17,080.67				
4			132,318	15,302.36				
5			185,343	17,563.09				
6			118,941	13,092.00				
7			242,393	19,694.29				

2002 NEW YORK CITY HOUSING AND VACANCY SURVEY
Selected Estimates (Contract Items) and their Standard Errors (SEs)

CONTRACT ITEM DESCRIPTION	TOTAL HOUSING UNITS	STANDARD ERROR	OCCUPIED HOUSING UNITS	STANDARD ERROR	VACANT HOUSING UNITS	STANDARD ERROR	VACANCY RATE	STANDARD ERROR
8			155,922	16,762.77				
9			140,806	16,359.58				
10			134,016	15,341.90				
11			126,452	14,234.44				
12			221,683	19,034.21				
13			187,255	17,356.26				
14			101,441	13,077.49				
Staten Island (3)								
1			167,542	14,497.84				
2			121,019	13,065.14				
3			160,044	13,896.29				